

Plan Implementation Program

Eau Claire Comprehensive Plan must respond to the continuous stream of changes that occur in the community. This chapter describes how the plan's usefulness will be monitored and how it may be amended.

This chapter of the *Comprehensive Plan* also lists the major actions that the City expects to take to carry out the objectives and policies of the *Comprehensive Plan*. This work plan should be updated annually.

Goal and Objectives

Goal

Ensure the ongoing implementation of the *Eau Claire Comprehensive Plan* as a relevant, usable, current and consistent statement of City policy.

Objective 1 – Annual Report

Continue to prepare an annual report describing how the plan has been used and what changes have occurred that may affect the relevance of the document.

Objective 2 – Periodic Amendments

Continue to periodically propose amendments to the plan as conditions warrant.

Objective 3 – Regular Reviews

Continue to conduct a formal review of the plan at least once every five years.

Objective 4 – Priority Actions

Continue to establish a schedule of short-term and long-term actions as a targeted work program to guide the ongoing implementation of the plan.

Plan Implementation Policies

Objective 1 – Annual Report

Continue to prepare an annual report describing how the plan has been used and what changes have occurred that may affect the relevance of the document.

Policies

1. Annual Reports

Every twelve months the Eau Claire City Planning staff will prepare a brief report summarizing:

- How the plan was used to direct major spending, regulatory and construction decisions
- How development did or did not coincide with the guidance of the plan
- How the city has changed in ways that may call for amendments to the plan.

Other City departments and related agencies such as the school district should be consulted for their opinions about these reports as appropriate.

The report should be transmitted to the City Plan Commission and the City Council, and made available to the public. Brief verbal presentation at workshop meetings should be conducted to call attention to the major findings of the annual report.

No plan amendments are necessitated in conjunction with these reports, although such amendments may be appropriate depending on the reports' findings.

Objective 2 – Periodic Amendments

Continue to periodically propose amendments to the plan as conditions warrant.

It is appropriate that some parts of the plan are rarely amended while others are highly subject to examination. The features that should be most long-lasting are those that are most fundamental such as the Goal of each Element (e.g., Land Use). The Objectives of each Element are more open to revision, and the specific Policies are most fungible. Changes to the plan maps would, of course, depend on the magnitude of the revision, their relationship to the Goals and Objectives, and the nature of the changing circumstances that lead to the desire for amendments.

Policies

1. Plan Amendments

The Eau Claire City Plan Commission will propose amendments to the comprehensive plan from time to time as circumstances warrant. The public, including nearby Towns and Counties, should be notified of these major proposed changes and allowed an opportunity to become informed of the change and comment. The City will consider neighborhood opinion in evaluating how a proposed change would meet the above criteria. The City could consider soliciting public opinion through direct mail survey forms, neighborhood meetings (where applicable), Planning Commission public meetings and the Internet.

Criteria to Consider When Reviewing Plan Changes

These criteria should be considered when reviewing changes to the plan:

- 1.** The change is consistent with the goals and objectives or other elements of the *Eau Claire Comprehensive Plan*.
- 2.** The change does not create an adverse impact on public facilities and services that cannot be mitigated. Public facilities and services include roads, sewers, water supply, drainage, schools, police, fire and parks.
- 3.** Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.
- 4.** The change allows a more viable transition to the planned uses on adjacent properties than the current land use.
- 5.** The change does not have a significant adverse impact on the natural environment including trees, slopes and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.
- 6.** There is a change in City policies or neighborhood characteristics that would justify a change.
- 7.** The change corrects an error made in the original plan.
- 8.** There is a community or regional need identified in the comprehensive plan for the proposed land use or service.
- 9.** The change helps the City meet its life-cycle and affordable housing objectives.
- 10.** The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration or dedication.

Objective 3 – Regular Reviews

Continue to conduct a formal review of the plan at least once every five years.

Policies

1. Formal Reviews of the Plan:

At least once **every five years**, the City will instruct its Planning Commission and staff members to conduct a formal review of the entire plan, changing those features and sections that are judged to be out of date and/or not serving their purpose.

At least once every **ten years**, the process for the formal review should involve an *ad hoc* advisory group that assists the City Planning Commission, as was done in 2014 and 2015.

Objective 4 – Priority Actions

Continue to establish a schedule of short-term and long-term actions as a targeted work program to guide the ongoing implementation of the plan.

Policies

1. Priority Actions

The City will conduct the actions listed in the following tables through annual and multiple-year assignments.

2. Consistency with the Plan

The City's actions will be consistent with the policies of the Comprehensive Plan. Those actions include but are not limited to:

- Review of development applications
- The capital improvements program
- Neighborhood and district plans
- Plans of other agencies as they affect Eau Claire
- Official Maps*
- The Zoning Ordinance and Zoning Map*
- The Subdivision Ordinance*.

* Wisconsin law requires that these actions be consistent with an adopted comprehensive plan.

Major Implementation Steps by Plan Element

Table 15-1
Land Use and Growth Management Plan Actions

Future Land Use Map. Use the Comprehensive plan to update the future land use map as a guide for new development, redevelopment, rezoning and future growth areas.	Ongoing
Development Reviews. Use the <i>Comprehensive Plan</i> , the design guidance of this chapter and the Urban Design Plan chapter when reviewing land development or zoning applications.	Ongoing
Airport Zoning. Create a new zoning district for the regional airport.	2016 Continue to work with Airport to seek a new zoning district
Boundary Agreements. Seek to incorporate the peninsulas of the Towns of Washington, Union, Wheaton and Seymour that jut into the City's geographic area through boundary agreements.	2016 – 2025 The Intergovernmental Agreement was updated in February for 10 years and the Town comprehensive plan to be updated in 2025
Altoona. Negotiate future jurisdiction with Altoona.	2016 Not in the best interest of Altoona because almost built out and future growth could be the south and east
Perimeter Growth Management. Continue to review applications for land division throughout the Extra-Territorial Plat Approval Jurisdiction; enforce the regulations for minimum parcel size; protect planned rights-of-way.	Ongoing
Commercial Design Guidelines. Prepare commercial development design guidelines for downtown and a set for perimeter locations.	2016 Ongoing and moved back w/ Council work plan
Activity Centers. Promote the creation of mixed-use activity centers in present commercial areas.	Ongoing
Non-Conforming Uses. Continue to review zoning regulations to accommodate the non-conforming status of dwellings in older neighborhoods.	Ongoing

Table 15-2
Transportation Plan Actions

Development Review. Participate in the review of plats and site plans and other city planning; recommend design adjustments to private or public facilities for capacity, flow, safety and economy.	Ongoing
Parking. Implement recommendations of the 2016 Downtown parking study.	2016 Completed
Galloway Street. Conduct a feasibility study for the proposed Galloway Street bridge and connecting links.	2016 – 2020 Moved back for future study areas and consideration
State Street. Conduct a feasibility study for State Street work.	2016 – 2020 Completed
Melby Street. Conduct a feasibility study for Melby Street work.	2020 – 2025 In design for construction moved back to a later date 2022-2025
Traffic Studies. Conduct traffic studies in these locations: <ul style="list-style-type: none"> ▪ Menomonie Street ▪ Clairemont – Hendrickson ▪ Oakwood Mall area ▪ Cameron – Madison corridor ▪ Birch St – Galloway corridor ▪ Harding Avenue corridor 	2016 – 2025 Ongoing studies; City teamed with County and WisDOT to complete traffic study for Oakwood Mall area in 2020; other traffic studies to occur in the future 2025-2030
County Highway T. Study and monitor County Highway T for possible improvements and possible transfer to the State.	2020 – 2030 Conversation and public meeting held working with Eau Claire & Chippewa Counties and the State of WI
Transit Plan. Implement the recommendations of the <i>Transit Development Plan</i> ; site and build a new downtown transit center.	2016 – 2020 Transit Plan Completed – 2021-2022 Construction for New Transit Center; Continue to work with UWEC and new facility on the campus; Add language within the plan that addresses equity as it relates to transportation ensure access for all individuals; Transit is continue to move towards electric buses and future placement of new bus shelters throughout the community
Bike and Ped Plan. Implement the recommendations of the <i>Bicycle and Pedestrian Systems Plan</i> .	Ongoing

	Completed an update in 2018 and will continue to throughout the years
Passenger Rail. Monitor the Minnesota passenger rail link study.	Ongoing Continue to work with partnerships for passenger rail
Parking. Update the Zoning Code parking requirements.	2016 Completed Part of Plan Commission work plan to be reviewed in 2021 to update parking standards

Table 15-3
Public Utilities Plan Actions

Wastewater Plan. Complete the remaining improvements recommended by the 2007 <i>Wastewater Treatment Plan</i> .	2016 – 2030
Chippewa Interceptor. Study the feasibility of and budget for replacing the Chippewa River Interceptor Sewer.	2016 Moved back within the CIP Replacement plan for 2021-2023
Water Plan. Budget for the recommendations of the <i>Water System Evaluation</i> .	2016 - 2025
Aging Water Lines. Replace aging or break-prone water or sewer lines as streets are rebuilt.	Ongoing
Inflow and Infiltration. Continue to make improvements that reduce water infiltration and inflow to the sanitary sewer system.	Ongoing
Plan Updates. Update the two-part 2014 <i>Water Source and Distribution Study</i> every five years. Update the 2007 <i>Wastewater Treatment Plan Facilities Plan Amendment</i> in approximately 2025.	2020 – 2025
USSA Boundary. Study the need to amend the boundary of the Urban Sewer Service Area whenever the <i>Chippewa Falls / Eau Claire Urban Sewer Service Plan</i> is updated by the Regional Planning Commission.	Ongoing
Utilities Access Policy. Continue the policy of providing municipal sewer or water service only to (a) properties in the City, (b) properties subject to a cooperative boundary agreement or (c) land that is the subject of another form of intergovernmental cooperation agreement.	Ongoing
Sewer System Plan. Prepare a comprehensive sanitary sewer system plan comparable to the 2014 water system plan.	2016 – 2020 Moved back to be within the 2025 FPA
Surface Water. Continue to apply and enforce the provisions of its Surface Water Management Plan and its WPDES Municipal Separate Storm Sewer System (MS-4) permit.	Ongoing

Table 15-4
Parks, Trails and Greenways Plan Actions

New Perimeter Parks. Acquire land for the six planned Neighborhood Parks and one Waterfront Park located in perimeter locations in conjunction with land subdivision if not before; list improvement costs in the multi-year capital improvements program.	Ongoing Add language to consider future park areas for growth areas that are currently outside of the city limits
Folsom Street Park. Acquire land for the proposed Folsom Street Park and budget for improvements.	2016—2020 Ongoing because not all the land has been acquired
Greenway Extensions. Acquire land for Greenway extensions as described in Policy 4-3 of the Parks Chapter. These include the South Barstow District riverfronts, the West Riverside Greenway, the Event Center Greenway expansion, and the Otter Creek Greenway (with Altoona).	Ongoing
Other Land Acquisitions. Acquire other properties as listed in Policy 2-2 under the City's five-year Parks Plan.	Ongoing
Sherman Creek Park. Negotiate with the Town of Union to make the existing Sherman Creek Park jointly accessible to Town and City residents.	2016—2020 Ongoing and no process at this time
Existing Parks. Improve existing parks as described in Table 5-3, Objective 7 and the five-year <i>Parks and Open Space Plan</i> .	Ongoing Add language to consider future park areas for growth areas that are currently outside of the city limits
Park Land Dedication. Consider adopting an ordinance requiring land or cash be dedicated with subdividing of residential lots.	2018 Moved back within the work plan for Council
Half Moon Lake Greenway. Continue acquiring properties around Half Moon Lake as they become available.	Ongoing One (1) property remains around Half Moon Lake

Table 15-5
Natural Resources Plan Actions

Surface Water Plan. Continue to apply and enforce the provisions of its Surface Water Management Plan and its WPDES Municipal Separate Storm Sewer System.	Ongoing
Public Education. Continue public education about water resources through the leadership of the Chippewa Valley Storm Water Forum.	Ongoing

Zoning. Continue to apply protective zoning regulations especially floodplain and shoreland-wetlands and Section 15.12.290.	Ongoing
Lowes Creek. Give special attention to surface water management and land development in the Lowes Creek watershed and apply the recommendations of the Lowes Creek watershed plan.	Ongoing
Half Moon Lake. Continue to work with the Department of Natural Resources to improve water quality in Half Moon Lake.	2016 – 2020 Completed
Creek Plans. Update the Comprehensive Stormwater Management Plan by preparing protection plans for the Otter Creek and upper Sherman Creek sub-watersheds.	2016 – 2020
Floodplain Acquisition. Acquire developed property located in the 100-year floodplains.	2016 – 2025
Street Trees. Prepare and implement a city-wide plan for planting street trees.	2016 Completed
Steep Slopes. Consider adopting an ordinance that regulates development on steep slopes consistent with DNR standards.	2016- 2020 Completed

Table 15-6
Economic Development Plan Actions

Target Industries. Continue to target industries that may be attracted to local assets and that provide higher-wage jobs.	Ongoing
New Businesses. Work to attract entrepreneurs to Eau Claire who are most likely to succeed at establishing new industries and adding diverse employment opportunities to the city.	Ongoing
Development Sites. Continue to maintain an inventory of fully-serviced development sites. Act to promote the private development of a new location with sites for small industries and support businesses. Also work to promote the private development of an industrial area with rail service.	2016 - 2020
Highway T. Improve County Highway T to improve truck access from the north.	By 2030
Passenger Rail. Advocate and support the potential passenger rail service between Eau Claire and the Twin Cities.	2016 until success
Airport Zoning. Adjust zoning to enable the Regional Airport to add air cargo operations on-site.	2022
Cameron Interchange. Continue to advocate for building an interchange on I-94 at Cameron Street.	2016 – 2030
Redevelopment. Continue to support redevelopment and adaptive re-use of contaminated, blighted, functionally obsolete and under-utilized properties, including those in and near Downtown. Support the ongoing revitalization of the greater downtown and the riverfronts to build a vibrant city center.	Ongoing
Retention and Recruitment. Maintain a working relationship between local employers and colleges. Continue the public and private campaign to retain existing businesses and recruit new ones. Support initiatives that help make Eau Claire a desirable place to live and work.	Ongoing

Table 15-7
Urban Design Plan Actions

Special Places. Continue to protect, interpret and enhance the qualities of the City's "special places" and examples of its cultural and economic heritage.	Ongoing
City Entrances. Design major entrances to the city with attractive gateway features.	Ongoing
Wayfinding Signs. Extend the Downtown wayfinding sign system.	2016 – 2030
Commercial Design Guidelines. Prepare and adopt design guidelines or standards for new commercial development in perimeter, corridor and downtown locations.	2022
Multiple-Family Design. Continue to follow the guidelines of the City's Multi-Family Housing Design Manual and the Landscaping Manual.	Ongoing
New Streets. Build new streets according to the design standards presented in this plan and in the Transportation System Plan chapter.	Ongoing
Street Tree Practice. <i>Strengthen the ordinance and practice regarding the planting of trees along public streets and roads.</i>	2016
Street Tree Plan. <i>Adopt a city-wide plan for species and spacing.</i>	2016
Sign Ordinance. Review and consider improving the sign ordinance.	2022
Infill Development. Encourage infill development in older, traditional neighborhoods that respects the characteristics and prevalent housing styles of each neighborhood.	Ongoing
Activity Centers. Encourage a mixture of compatible land uses in a variety of locations and scales in order to create more vital and walkable activity centers.	Ongoing
Priority Streetscape Improvements. Invest in a higher than normal level of tree planting and decorative lighting along certain designated roads as illustrated by Figure 8-3, Priority Streetscape System.	Ongoing
Green Space Pattern. Continue to build a system of green open spaces for recreation, urban beauty and natural protection that are linked by linear parks (greenways), off-road paths and on-street bicycle lanes, and generously landscaped roads.	Ongoing

Table 15-8
Neighborhoods and Districts Plan Actions

Neighborhood Revitalization Task Force Report. Continue to implement the initial stakeholder summit ideas recommended in report.	Ongoing
Annual Summit. Support growth of neighborhood associations and their annual summit to improve communication, address concerns, and share best practices.	Ongoing
Neighborhood Revitalization Corporation (NRC). Support the Historic Randall Park NRC non-profit to improve reinvestment and homeownership opportunities. Implement a housing reinvestment plan within the Water Street TID #12 Project Plan.	Ongoing

Code Enforcement. Become more proactive in the enforcement of external and nuisance violations of the City maintenance regulations.	Ongoing
Rental Registration. Continue the Health Department's rental registration housing program for improvements and communication.	2016
Housing Inspection Program. Continue Health Department program to encourage neighborhood safety and ensure on a regular basis that the city's housing supply meets minimum health and safety standards.	Ongoing
Alley Maintenance. Schedule the repair, reconstruction and snow plowing of public alleys to the same level as public streets.	Ongoing
Street Maintenance. Upgrade the standards for the repair of potholes and cracks in local (minor) streets.	Ongoing
Parking Regulations. Review parking regulations in congested areas and determine if changes would reduce parking congestion.	2020-2025
Parking Sticker Program. Consider a program in which residents of neighborhoods affected by a high number of cars parked by non-residents may receive a sticker that allows them to park on their street.	2020-2025
Neighborhood Plans. Continue to update neighborhood plans with help from residents, property owners and tenants.	Ongoing
Land Use Planning. Work with the neighborhood organizations to identify specific locations that are most suited for or in need of redevelopment, including perhaps increases in density, to guide private initiatives. Consider amending the zoning map or code in response.	Ongoing
Amend Zoning Regulations. Consider amending zoning in older neighborhoods to accommodate the non-conforming status of dwellings because of setback requirements and area requirements that are generally applicable to newer residential neighborhoods.	2022-2025
Organizational Coordination. Assist or facilitate meetings of the neighborhood associations to compare efforts and ideas, resolve any differences near shared boundaries, and provide unified requests to the City.	Ongoing
University Communication. Assist or facilitate annual meetings between representatives of the University and the neighborhoods to exchange ideas about topics of mutual interest and communicate them to the City.	Ongoing

Table 15-9
Housing Plan Actions

Housing Division. The Eau Claire Housing Division will continue to administer programs supported by federal block grant money such as housing rehabilitation loans, weatherization and home ownership.	Ongoing
Housing Authority. The Eau Claire Housing Authority will continue to administer federal programs such as public housing and rent assistance.	Ongoing
Code Enforcement. Become more proactive in the enforcement of external and nuisance violations of the City maintenance regulations.	Ongoing
Rental Registration and Housing Inspections. Continue programs to improve rental communication and property upkeep for both rentals and owner-occupied housing.	Ongoing
Housing Summit. Convene one or more meetings by representatives from the public and private sectors to advance the Housing Plan's goal and	Ongoing

Housing Opportunities Commission's work plans for accelerated improvements.

Table 15-10
Historic Resources Plan Actions

Survey. Regularly update the historic resource survey.	Ongoing
National Register Nominations. Prepare additional National Register nominations for properties and districts as warranted by survey results.	Ongoing
Local Designations. Continue to consider additional local designations particularly those properties listed on the National Register.	Ongoing
Opt-Outs. Work with opted-out properties from historic districts as individual properties are sold.	Ongoing
Design Advice. Continue to provide design advice in neighborhood and downtown planning and in the structural rehabilitation of historic and older non-historic buildings.	Ongoing
Amend Zoning Regulations. Consider amending zoning in older neighborhoods to accommodate the non-conforming status of dwellings because of setback requirements and area requirements that are generally applicable to newer residential neighborhoods.	2022-2025
Markers. Expand the historic markers program.	Ongoing
Education. Continue educational outreach and interpretative efforts.	Ongoing

Table 15-11
Downtown Plan Actions

DECI Activities. Downtown Eau Claire, Inc., will continue to market, recruit and advocate for Downtown, working with owners, tenants, the City and the Redevelopment Authority of Eau Claire.	Ongoing
The Confluence. Complete performing arts center and the plaza at The Confluence, the public and private multiple-use redevelopment near Eau Claire Street and Graham Avenue.	Completed
Block 7. Accomplish the redevelopment of Block 7, possibly including additional parking in the Galloway Street ramp.	2022-2025
Graham Avenue. Achieve redevelopment and remodeling along this street, particularly key riverfront parcels.	2016 - 2030
Bus Transfer Center. Study, relocate and improve the bus center.	2020-2022
Eau Claire Street Promenade. Improve the streetscape and rebuild this as a "convertible street" for use during festivals.	2020
Oxford Avenue Corridor. Redevelop this area consistent with the recommendations of the <i>West Riverside District Plan</i> .	2016 - 2030
Riverfront Greenways. Fill gaps and extend the greenway system along both rivers; improve neighborhood connector streets.	2016 - 2030
Streetscape Loop. Improve landscaping and lighting in the street loop of Barstow, Madison, Bellinger, Fifth and Lake.	2016 - 2030
Farwell Street. Study the feasibility of reducing driving lanes and adding streetscape and pedestrian amenities.	2025

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City Hall Plaza. Redevelop the underused property between City Hall and the Phillips Library as either office or public park.	2022-2025
Bridges. Build beauty and interest into replacement river bridges.	Ongoing
Confluence Bridge. Study the feasibility of building a walking and bicycling bridge at the mouth of the Eau Claire River.	Completed
Master Planning. Prepare a plan for the revitalization of the areas east of North Barstow Street and north of Madison Street.	–2022-2023?
Parking. Implement recommendations of the 2016 and 2020 parking studies.	Ongoing

Table 15-12
Community Facilities Plan Actions

Fire Stations. Implement a fire station policy for improvements to station locations, facilities and staffing and the advisability of any changes.	Ongoing
Schools. Continue to cooperate with the School District for mutual benefit by locating schools and parks adjacent to one another.	Ongoing
UW Campus Plan. Work with UWEC on implementing their <i>Master Plan</i> as guidance for the properties owned by the University. Assist on redevelopment plans for Sonnentag Center.	Ongoing
Convention Center. Continue to investigate the feasibility of locating a convention center in the city.	Ongoing
Airport. Consider creating a new zoning district specific to the airport so that the airport's rights and responsibilities can be clearly established as they pertain to on-airport land use and development.	2016
Private Landfill. Continue to provide City oversight on the expansion committee of 7-Mile Creek Landfill so community waste needs are met. Support City or County programs to reduce the landfill demand through material conservation, reuse, composting and recycling programs.	Ongoing

Table 15-13
Intergovernmental Cooperation Plan Actions

Intergovernmental Agreements. Continue to follow the provisions of the agreements signed in 2011 with each of the five adjacent Towns.	Ongoing
ETJ Plat Review. Continue to review all proposed plats and certified survey land divisions in the City's Extra-territorial subdivision review area to ensure compatibility with the City Subdivision Ordinance and Comprehensive Plan.	Ongoing
Future Boundary with Altoona. Negotiate a line to designate the areas that may receive annexation petitions to the City of Eau Claire and the City of Altoona in the Town of Washington.	2016
Shared Services Initiative. Continue to participate with Eau Claire County in the Joint Commission on Shared Services Initiatives.	Ongoing
City-County Health Department. Continue to work with the Eau Claire County Health Department on matters of public health and housing inspections, particularly in an accelerated neighborhood revitalization campaign.	Ongoing
Highway T. Coordinate with the Wisconsin Department of Transportation on transferring to the DOT the jurisdiction of County Highway T, widening the road and building a bridge over the Union Pacific Railroad tracks.	2016 to 2030
Passenger Rail. Coordinate with the Wisconsin and Minnesota Departments of Transportation on bringing passenger rail to Eau Claire from the Twin Cities and siting the station.	2016 to 2025
Lowes Creek. Seek assistance from the Wisconsin Department of Natural Resources on protecting water quality in the Lowes Creek watershed.	Ongoing